

**MINUTES OF HISTORICAL ADVISORY BOARD
REGULAR MEETING OF THURSDAY, MAY 3, 2007
COUNCIL CHAMBERS, CITY HALL
2263 SANTA CLARA AVENUE – 7:00 PM**

Chair Anderson called the meeting to order at 7:03 pm.

1. Roll Call: Present: Chair Anderson, Vice-Chair Miller, Board Members Iverson, Irons and Lynch.

Also present were, Cynthia Eliason, Supervising Planner, Dennis Brighton, Planner III and Latisha Jackson, Recording Secretary.

2. MINUTES:

Motion (Lynch)/Second (Anderson) to accept minutes of March 1, 2007

Ayes: 3; Noes: 0; Motion Carries

3. AGENDA CHANGES AND DISCUSSIONS:

4. SPECIAL REPORT:

5. WRITTEN COMMUNICATIONS:

6. ACTION ITEMS:

- A. **Certificate of Approval CA06-0031 – Sally Harmon – 433 Taylor Avenue.** The applicant is requesting a Certificate of Approval for a complete (100%) demolition of a residential structure that was built prior to 1942 but is not on the Historic Building Study List. The site is located at 433 Taylor Avenue within an R-3, Garden Residential Zoning District. (DB)

Mr. Dennis Brighton presented the request for the Certificate of Approval for a complete (100%) demolition. He summarized the staff report and stated that despite being built around 1906, the house has lost its historical value due to several devastating improvements. Staff recommends approving the request. This is a continued item from November 2006. The item was continued due to confusion regarding the amount of demolition.

Board Member Lynch asked if there would be an architect and was wondering about the plans, specifically one of the drawings and was curious to know if the drawing was the current house or the new house. She feels the drawing is mislabeled.

Ms. Elizabeth Krase spoke on behalf of the Alameda Architecture Preservation Society (AAPS). The plans were reviewed in November 2006 by the AAPS and they had no objection to the demolition as long as the new structure is compatible with the neighborhood. They feel that the

revised drawings of the replacement structure are further removed from the styles of the neighborhood. They feel that a more successful plan would incorporate traditional design elements of the 20's and 30's and the interior architecture should be reflected in the exterior design. Ms. Krase feels that the approval should be contingent on approval of drawings of the new structure.

Ms. Belva "Elaine" Short read a statement consisting of concerns regarding 433 Taylor Ave. Her statement cited concerns regarding the demolition such as privacy, noise, dust and possible hazardous materials becoming airborne. She is concerned about losing open space and sunlight and expressed concern regarding the proposed courtyard on the property line and the potential for noise problems.

Chair Anderson closed the public hearing and opened up board discussion. She expressed concern with the proposed structure and worries that it does not fit in with the styles of the neighborhood. She feels the drawing of the design of the exterior is not detailed enough.

Board Member Lynch expressed concern regarding the open space and feels that they are trying to cram too much building into the property and that the open space requirements are met with balconies. She asked if staff is supposed to be working with the guidelines from the AAPS.

Board Member Miller spoke to the historical value of the structure and feels that just because it was built in 1906 it is historically significant. He feels the house could be restored. He thinks the neighbors should be considered.

Board Member Iverson agreed that the proposed structure doesn't fit in with the neighborhood cohesiveness. She feels that changes could be made that would be agreeable to the owners and still keep the fabric of the neighborhood.

Board Member Irons agreed with staff that the building had been degraded and the loss of the existing house isn't the issue. He questioned where the Board's purview begins and ends.

Ms. Eliason clarified that demolitions are in the Board's purview and not the design of the new structure.

Board Member Irons spoke to the issue of the neighbors and how they will be affected. He feels that the demolition is short lived and the construction of the new structure is a greater source of noise and dust. He feels the new structure will have an effect on sunlight and shadowing.

Chair Anderson entertained a motion to deny the Certificate of Approval for demolition of 433 Taylor Ave.

Board Member Lynch seconded the motion

Ayes: 4; Noes: 1 (Irons) Motion carries to deny

7. REPORTS:

Ms. Eliason offered a tour of the Carnegie building. Board Members Miller, Lynch and Iverson toured the Carnegie with Mr. Dennis Brighton and Ms. Cynthia Eliason.

8. ORAL COMMUNICATIONS:

9. BOARD COMMUNICATIONS:

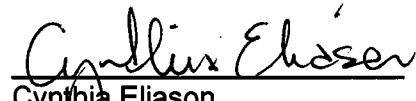
Board Member Lynch reported on Historic Preservation Season. They have received great response and reminded the board of the tour that Woody Minor will be hosting. She mentioned that they are working with Bike Alameda. She asked about posting stories about monuments.

Board Member Miller stated that he is involved with a remodel and understands why people do things without permits. He feels the process is unbelievable.

10. STAFF COMMUNICATIONS:

11. ADJOURNMENT: The meeting was adjourned at 7:27 p.m.

Respectfully Submitted by:



Cynthia Eliason,
Secretary Historical Advisory Board

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